

WETLAND BUFFER REPLACEMENT AREA = 1,075 SF

TOTAL ON-SITE LENGTH OF STANDARD 50' WETLAND BUFFER = 199' 1" / 2 = 99' 6" MAX. LENGTH OF BUFFER REDUCTION, PROPOSED LENGTH OF BUFFER REDUCTION TO 37.5' = 98' 11"

REDUCED 10' B.S.B.L. FROM WETLAND BUFFER (ONLY AT REDUCED 37.5' BUFFER AREAS)

WETLAND BUFFER REDUCTION AREA = 1,064 SF

### KEY NOTES

- 1 TRASH ENCLOSURE: 6' HIGH MASONRY WALLS w/ SITE OBSCURING METAL GATE; GATE SHALL HAVE CANE BOLTS TO HOLD IN OPEN POSITION
- 2 CONCRETE APRON
- 3 BICYCLE RACKS: (2) BKE RACKS TO ACCOMMODATE UP TO (4) BICYCLES; ON CONCRETE PAD; REF. DETAIL 2/A0.21
- 4 LANDSCAPING PER LANDSCAPE PLANS
- 5 OFF-SITE WETLAND
- 6 WETLAND BUFFER ENHANCEMENT PLANTINGS PER LANDSCAPE PLANS
- 7 NEW CURB-OUTTER, PLANTING STRIP AND 5' CONCRETE SIDEWALK PER CIVIL PLANS
- 8 6' HIGH MASONRY SITE WALL
- 9 NEW 5' WIDE SIDEWALK - CONNECT TO R.O.W. PER CIVIL DRAWINGS
- 10 6' HIGH SITE FENCING - T.B.D.
- 11 BOLLARDS PER DETAIL: (10) Ø 84" O.C.; CENTERLINE OF BOLLARD Ø 14" IN FROM FACE OF CURB
- 12 WETLAND REPLACEMENT AREA AS A RESULT OF BUFFER REDUCTION
- 13 TIRE CENTER LOADING BAY - 50' x 12'
- 14 ROCKERY PER CIVIL PLANS
- 15 PARKING LOT LIGHT PER PHOTOMETRIC PLANS
- 16 SITE BENCH; REF. 1/A0.21

### SITE PLAN NOTES

- A. EXISTING CONDITIONS WERE DERIVED FROM SURVEY DATED OCTOBER 29, 2014 BY ENCOMPASS ENGINEERING & SURVEYING. REFER TO COVER SHEET FOR ADDITIONAL SURVEYOR INFORMATION.
- B. ACCESSIBLE ROUTES OF TRAVEL NOT TO EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- C. THE GC IS RESPONSIBLE FOR PROCURING NECESSARY PERMITS, AS REQUIRED, FOR: FIRE HYDRANTS & WATER MAIN INSTALLATIONS, SPRINKLER SYSTEM SUPPLY MAIN AND FDC, SPRINKLER SYSTEM, AUTOMATIC FIRE ALARM SYSTEM AND MONITORING SYSTEMS AS APPROPRIATE.

### PARKING CALCULATIONS

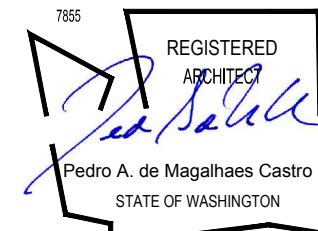
			PARKING RATIO		MIN. (sq) MAX.		PARKING SPACES		ADJUSTED
							REQ'D PROV.		
SELF STORAGE	89,200	SF BLDG AREA	0.160	per 1,000	SF	MIN.	14	26	1
LES SCHWAB TIRE CENTER	7	# OF BAYS	2.50	per	SERVICE BAY	MAX.	18	18	2
TOTAL AUTOMOBILE PARKING								32	44
LES SCHWAB LOADING BAY	12,556	SF BLDG AREA	1.0	per 10,000	SF	MIN.	1	1	1
MOTORCYCLE PARKING	32	AUTO PRKNG	1.0	per 36	SP	MIN.	1	0	1
BICYCLE PARKING	99,972	SF BLDG AREA	1.0	per 5,000	SF	MIN.	20	2	4

- FOOTNOTES:
1. SELF STORAGE PARKING RATIO UTILIZES INSTITUTE OF TRAFFIC ENGINEERS (ITE) PUBLISHED PARKING DEMAND DATA FOR SELF STORAGE STRUCTURES
  2. PER CIDD'S TABLE 8.10-1 FOR GENERAL COMMERCIAL/MAINTENANCE & SERVICE SHOPS
  3. BASED ON THE PROPOSED USES FOR THE SITE (SELF STORAGE AND AUTOMOBILE TIRE CENTER) AND CIDD'S SECTION 8.12.A.3 NO MOTORCYCLE PARKING IS PROPOSED.
  4. BASED ON THE PROPOSED USES FOR THE SITE (SELF STORAGE AND AUTOMOBILE TIRE CENTER) AND CIDD'S SEC. 8.11.B.1 THE MINIMUM BICYCLE PARKING IS BEING PROPOSED.



## SITE PLAN

SCALE: 1" = 30'



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## GILMAN POINT

SELF-STORAGE and LES SCHWAB TIRE CENTER  
160 NW GILMAN BOULEVARD  
ISSAQUAH, WASHINGTON 98027

### REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		
6		

### ISSUE DATES

DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE:	1" = 30'
PLOT DATE:	03-10-2015
CAD FILE:	14-140_A02_ASDP
JOB NUMBER:	14-140
CHECKED:	
DRAWN:	DYM
STATUS:	ISSUE FOR ASDP

### ARCHITECTURAL SITE PLAN

# A0.2